

FLATHEAD COUNTY PLANNING BOARD

COMMITTEE B

MEETING MINUTES

February 5, 2009

The meeting was called to order at 8:35 AM by Chairman Cross. Members in attendance were Gordon Cross, Marc Pittman and Mike Mower. Jeff Harris, BJ Grieve and Alison Mounk of FCPZ were also present.

No members of the public were present so the Public Comment Period was dispensed with.

Mr. Cross reviewed the agenda and gave an overview of each item and an explanation for its appearance on the agenda. There was a discussion on the current status of the Whitefish Doughnut area. It was decided that the Committee would try to set priorities after the updates.

Mr. Harris reviewed a list of item from the zoning ordinance that he thought needed review. The list is attached to these minutes as an addendum. It is general in nature and included no specific recommendations. The need for a new "highway commercial" designation was discussed. Mr. Grieve then presented his list of suggestions for changes in the zoning regulations, which are also attached hereto. They were quite specific and consisted of things he knew to be a problem, either in administrating or understanding. He thought his suggestions would make the regs far less confusing. It was decided to have a discussion on "Permitted Uses" at the upcoming Planning Board retreat.

Ms. Mounk then reviewed the draft of the revised Floodplain Regulations. Most of the changes were necessitated by flood insurance regulations. The old regs dealt with the floodways and the new one deals with the 100 year floodplain. The old regs had a number of inconsistencies and loopholes that created lawsuit possibilities and the revision attempts to remove them. The new regs are modeled after the DNRC's model regulation. The committee will read the new version and comment upon it at their next meeting.

The Lakeshore Regulations were discussed next. The county currently administers several different sets of lakeshore regulations. There is also a completely different set of regs that governs Whitefish Lake that is currently being rewritten. The county hopes to develop one set of regulations that will govern all the lakes currently subject to the regulations. George Smith will come to the next committee meeting to explain the problems associated with the different sets of regulations.

The next item for discussion was Overall Development Plans (ODP). Mr. Grieve explained the steps required to officially adopt a set of regulations. The committee asked him to develop a written list and a timetable for presentation at the next meeting. It was hoped that a final version could be presented to the Planning Board for action at a March meeting.

The committee will meet every other Thursday morning at 8:30 AM. The next meeting will be on February 19th. Members were asked to bring their calendars so that a firm meeting schedule could be established. A decision on priorities was deferred until after the board retreat on February 18th.

The meeting was adjourned at 10:30 AM.